

## **SPECIAL PLANNING COMMITTEE**

Minutes of a meeting of a Special Planning Committee of the Bolsover District Council held in Chamber Suites 1 and 2, The Arc, Clowne on Friday 27<sup>th</sup> November 2015 at 1000 hours.

### **PRESENT:-**

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, S.W. Fritchley, H. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie, P. Smith, B. Watson and J. Wilson.

Officers:-

J. Arnold (Assistant Director – Planning and Environmental Health), C. Doy (Development Control Manager), J. Fieldsend (Senior Principal Solicitor), S. Chambers (Communications Manager) and A. Brownsword (Governance Officer)

### **0553. APOLOGIES**

Apologies for absence were received from Councillors M.G. Crane, M. Dooley, S. Statter and D. Watson.

### **0554. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **0555. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS**

- (i) 15/00192/VAR – Variation of condition 7 (number of residents) of planning permission 11/00596/FUL at Whitton Lodge, Chesterfield Road, Hardstoft, Chesterfield

Due to an oversight in the Planning Department letters notifying the Applicant and Neighbours advising that the application was being reported to the Planning Committee meeting on 11<sup>th</sup> November had not been sent. Neighbours therefore had

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not had the benefit of addressing the Committee to make Councillors aware of their concerns. The Development Control Manager apologised for the error to the applicant, objectors and the Committee.

In order to remedy that breach of normal practice, the application was reported to this Special Planning Committee to allow for the application to be re-considered. Members were reminded to disregard any discussion on the application at the previous meeting.

Details of further representations received were included within the Supplementary Report.

The Development Control Manager presented the report which gave details of the application, site history and consultations carried out.

The Development Control Manager then read out in full a statement received from the objectors to the application.

Ms. M. Webster attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan policies and the National Planning Policy Framework.

Moved by Councillor J.A. Clifton and seconded by Councillor T. Munro

**RESOLVED** that Application No. 15/00192/VAR be APPROVED subject to the following conditions given in précis form to be formulated in full by the Assistant Director of Planning:

1. Start within 3 years
2. Notwithstanding the provisions of the Town and Country Planning Use Classes Order the use of the site shall exclude use as a hospital, boarding school, residential college or training centre.
3. The use of the Evelyn Devonshire Cottages vehicular access route shall at all times be restricted at the site boundary to emergency or pedestrian use only in accordance with a scheme which shall have been agreed in writing with the LPA before the care home is brought into use.
4. No day care or respite care services shall take place or operate at the site.
5. The use of the annexe shall at all times be used for the resident manager of the care home or a member of staff principally employed at the site, and any dependents of such a person, and shall not be occupied independently of the care home.

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6. Prior to the use commencing, a scheme showing access and driveway improvements to maximise visibility in the critical direction shall be submitted and approved in writing by the Local Planning Authority and the approved scheme shall be implemented. The scheme should show measures to improve visibility on exit at the junction of the access serving Whitton Lodge and the B6039 and passing bay(s) on the drive.
7. Only people in need of care referred by Social Services or the NHS (including GP's) shall be receiving care at the premises and the number of adults receiving care at the premises shall not exceed 9 at any one time of which not more than 6 shall be mothers or mothers to be, accompanied by a maximum of 3 partners/supporters in total.
8. Craft use ancillary and no retail sales from the premises.

The meeting concluded at 1055 hours.